

Results from the Plan Review Committee Question for March

	YES	NO
1. Does your jurisdiction allow PEX piping in		
a. R-3 Occupancies?	15	4
b. R-1 Occupancies?	14	5
2. If your answer is YES to either of the above, then does your jurisdiction require documentation as an Alternate Method and Material under CPC Section 301.2?	17	2
<p>If your answer is YES requiring PEX documentation, then please define the scope of your Alternate Method and Material process in the "Comments" section below.</p>		
3. In M Occupancies, does your jurisdiction determine plumbing fixture requirements based on		
a. CPC Table 4-1?	9	11
b. OR, on CBC Table A-29-A?	11	5
4. In B Occupancies, does your jurisdiction determine plumbing fixture requirements based on		
a. CPC Table 4-1?	10	9
b. OR, on CBC Table A-29-A?	12	7
<p>If your jurisdiction determines plumbing fixture requirements for the (2) questions above in a different manner, please define in the "Comments" section below.</p>		
5. Does your jurisdiction permit the use of ABS or PVC piping material for DWV systems in commercial occupancies?	18	2

Comments that we received are below.

1. We have a form for Alternate methods that is required to be completed. We are considering abolishing this process because of its allowance in the UPC.

2. The Property owner must request the use of PEX piping. ABS piping material for DWV systems is allowed by the CPC for commercial applications.

3. Letter from the developer/owner requesting the use of PEX.

4. I've heard anecdotal reports of PEX failure at the tubing/fitting intersection. I also don't want to assume the responsibility for approving PEX within my jurisdiction -- it has not been proven to me -- even though sales reps have tried to convince me otherwise, that there is a compelling need for individual jurisdictions to approve this material. This task is the responsibility of the Building Standards Commission.

We have very few commercial structures that exceed one-storey. My primary concern with ABS is toxic fumes emitted during a fire. I've spoken with our fire department about this...they don't think it is a significant danger, so we permit ABS in commercial.

5. Scope of PEX approval: Review of material design and strength testing, Review of Mfg. quality control and installation procedures, Required third party testing and certification from an approved testing agency.

6. Since we have adopted CBC Table A-29-A we allow designers to use either table, but they can't mix them.

7. In Sac Co, pex Alt materials is required to get a letter of request from the owner naming the product and to be installed per manuf inst. Systems using 3/8" require engineered plans.

We will allow designers to use Appendix A-29-A

8. #1 & #2 If a plumbing re-pipe then no documentation. If NEW Construction then a Letter from owner or Builder requesting alternate method because of soil problems in the area. We also require a copy of the Certification of the Installer of the Pex Material (no Vanguard). #5 Only as per CPC Code allows. Limited to two stories.

9. (#2)Pex approval based on evidence submitted for review to the Chief Building official. As well, communication with other Building Officials and approval in other jurisdictions.

(#3&4) Typically the plumbing code is used. In certain instance the Building Code has been used due to the B.O.'s discretion on small tenant improvements.

10. For the last 3 years, the Building Division has been consistent and equitable in its enforcement of PEX piping and has allowed PEX piping under CPC section 301.2 on a case-by-case basis.

A common finding that is permitted under the alternate materials section of CPC 301.2 is for a licensed professional to determine that the water or soil has a

significantly low ph content and that it would be detrimental to conventional water piping such as copper.

Cost savings for contractors is not justification for the installation of alternate materials or methods as per CPC section 301.2.

Our jurisdiction will allow both tables in the plumbing code to be used to come up with a reasonable fixture count. It is up to the designer and plan check to come to a consensus.

11. ABS is only limited to R occupancies over 3 stories. All other occupancies allow ABS DWV.

12. HCD only allows the use of ABS in structures under their jurisdiction (residential) in structures 2 stories or less.

13. Require an application and documentation. When approved a letter is issued for each project.

Plumbing fixture requirements may be modified based on the specific case.

Plan Review Committee Notes

Questions 3 and 4

CBC Appendix. Ch. 29 is not adopted by any of the state agencies with code adopting authority, therefore it is not applicable unless specifically adopted by your local jurisdiction, with a finding of local necessity.

Ch. 4 of the plumbing code is adopted only by HCD and DSA/AC, which has regulatory authority over places of public accommodation and places of employment (ie, most commercial buildings).